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## TECHNICAL MEMORANDUM

**Date:** September 2, 2009  
**To:** Erika Conkling, Senior Planner  
Renton Planning Commission  
**From:** David Sherrard, Parametrix  
**Subject:** **Draft Shoreline Master Program, July 22, 2009**  
**Suggested Revisions**  
**cc:** Project File  
**Project Number:** 553-1779-031  
**Project Name:** Renton Shoreline Master Program

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A number of questions and comment have been raised regarding the July 22 DRAFT Shoreline Master Program.

We suggest the following changes to respond to comments and add flexibility to some elements.

### 7.07 PIERS AND DOCKS (Partial)

#### 7.07.05 Design Criteria for Single-Family Docks and Piers

- A. There shall be no more than one pier per developed waterfront lot or ownership.
- B. Dock Size Specifications
  - 1. Length
    - a. The maximum length of a dock, pier or float is eighty (80) feet beyond the ordinary high-water line into the water ~~or until a depth of eight (8) feet below the mean low water mark at the inland side of the vessel moorage, whichever is reached first.~~
    - b. The maximum length of ells and fingers is 26 feet. The maximum length of a float is 20 feet.
    - c. Additional length may be requested as an Administrative Shoreline Conditional Use in accordance with the criteria of RMC 4-9-197.I.5 and the additional criteria that the applicant demonstrate that additional length is needed to provide adequate depth for moorage of a private pleasure craft for use of the owner commensurate in size with pleasure craft normally associated with other single family development in the vicinity.

Rationale: We believe that having a single standard to apply to all cases is impractical. It would appear that a few feet is adequate for the average power boat. For other cases, rather than proposing a standard, we believe it is more appropriate to allow the property owner to make a case based on specific characteristics of a boat.

## 8.01 VEGETATION CONSERVATION

### 8.01.02 REGULATIONS

#### D. Alternative Vegetated Buffer Widths and Setbacks for Existing Single-Family Lots

The reviewing official may apply the following vegetation buffers and building setbacks for existing single-family residences and existing single-family lots consisting of property under contiguous ownership. Less may be allowed for the following building setback and vegetated buffers without a variance in accordance with the following criteria for the depth of the lot as measured from the ordinary high water mark in a perpendicular direction to the edge of the contiguously owned parcel or to an easement containing existing physical improvements for road access for two or more lots.

1. Lot depth of 150 feet or greater  
 Building setback: ~~90~~ 70 feet  
 Vegetated buffer: ~~70~~ 60 feet
2. Lot depth of 130 to 150 feet  
 Building setback: ~~80~~ 60 feet  
 Vegetated buffer: ~~60~~ 50 feet
3. Lot depth of ~~110~~ 100 to ~~130~~ 130 feet  
 Building setback: ~~60~~ 35 feet  
 Vegetated buffer: ~~40~~ 25 feet
4. Lot depth less than ~~of~~ 100 ~~to~~ 110 feet:  
 — ~~Building setback: 45 feet~~  
 — ~~Vegetated buffer: 35 feet~~
- ~~5. Lot depth of 90 to 100 feet~~  
 — ~~Building setback: 35 feet~~  
 — ~~Vegetated buffer: 25 feet~~
- ~~6. Lot depth of less than 80 feet~~  
 Building setback: 25 feet  
 Vegetated buffer: 15 feet
7. For such lots with a lot width of less than 60 feet, setbacks and buffers may be reduced by ten (10) percent, but no less than:  
 Building setback: 25 feet  
 Vegetated buffer: 15 feet

8. For such lots with a lot depth of less than 100 feet that are served with primary access from a private road, the setback from the edge of the easement may be reduced to ten (10) feet without a variance.

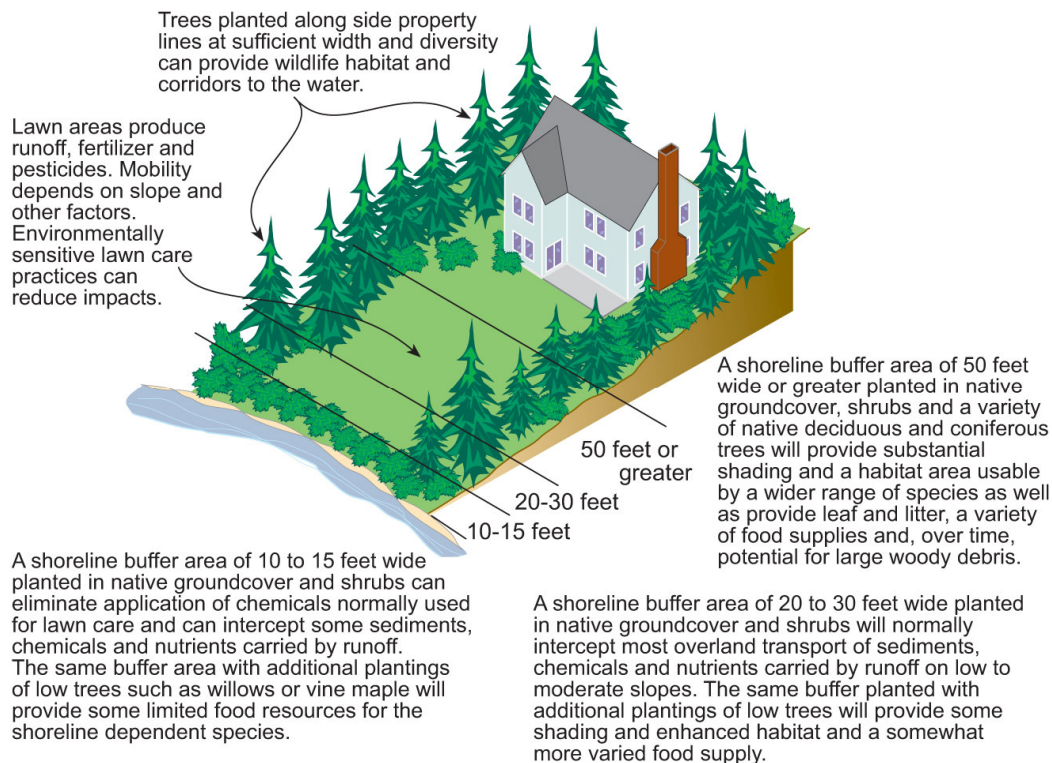
An alternate approach is to address this by reach. However, a review of prevailing lot depth by reach indicates there is a wide range of lot depth in many reaches. We believe this approach provides appropriate flexibility based on existing conditions.

**Rationale:** This approach is a little simpler, with fewer categories and add slightly to the developable area of lots, while providing setbacks and buffers appropriate to providing a balance between opportunities for buildings and lawn and provision of shoreline ecological functions.

As indicated in the figure below, included in our November 5, 2008 Technical Memo on “Opportunities and Constraints for Maintaining and Enhancing Ecological Productivity,” shoreline buffers of various widths provide for a range of functions.

## Vegetation

Shoreline vegetation can provide a variety of ecological functions, as indicated in the graphic below.



## 4-10-095 SHORELINE MASTER PROGRAM – NONCONFORMING USES, ACTIVITIES, AND STRUCTURES:

A shoreline use or development which was lawfully constructed or established prior to the effective date of the applicable Shoreline Master Program, or amendments thereto, but which does not conform to present regulations or standards of the program, may be continued provided that:

### G. Partial Compliance, Alteration of Nonconforming Structure or Site

The following provisions shall apply to lawfully established uses, buildings and/or structures and related site development that do not meet the specific standards of this Program. Alteration or expansion of existing structures may take place with partial compliance with the standards of this code, as provided below, provided that the proposed alteration or expansion will result in no net loss of shoreline ecological function.

1. Minor alteration or renovation shall be defined as alteration or renovation of any structure, or making other improvements, that result in any of the following over a cumulative period of three years:

- a. Expansion of floor area by up to 500 square feet, or by up to 10 percent, whichever is less; provided that said expansion shall not extend either further waterward than the existing structure, and shall comply with all other dimensional standards, or
- b. Expansion of impervious surface by up to 1,000 square feet, or by up to 10 percent, whichever is less; provided that said expansion shall not extend either further waterward than the existing structure, and shall comply with all other dimensional standards, or

~~c. Remodeling or renovation that equals less than 30 percent of the value of the existing structures or improvements, excluding plumbing, electrical and mechanical systems.~~

2. Minor alteration shall require partial compliance with performance standards, including:

- a. Partial compliance with Vegetation Management provisions of Subsection xx.xx.xx consisting of revegetation to an native vegetation community of at least 50 percent of the area between an existing building and the water's edge or at least 15 feet, provided that in the case of existing single family residences, the area to be revegetated shall not be more than 15 feet..
- b. Any over-water structures that do not serve a permitted water dependent or public access use shall be removed.

3. Moderate alteration or renovation shall be defined as the alteration or renovation of any structure, or making other improvements, that result in any of the following:

- a. Expansion of floor area by 500 square feet or more, or by more than 10 percent but no more than 25 percent, whichever is less; provided that said expansion shall not extend either further waterward than the existing structure, and shall comply with all other dimensional standards, or
- b. Expansion of impervious surface by more than 1,000 square feet, or by more than 10 percent but less than 25 percent, whichever is less; provided that said expansion shall not extend either further waterward than the existing structure, and shall comply with all other dimensional standards, or

~~c. Remodeling or renovation equal to or greater than 30 percent but less than 50 percent of the value of the existing structures or improvements, excluding plumbing, electrical and mechanical systems.~~

4. Moderate alteration shall require partial compliance with performance standards, including:

- a. Partial compliance with Vegetation Management provisions of Subsection xx.xx.xx consisting of revegetation to an native vegetation community of at least 80 percent of the area between an existing building and the water's edge or at least 15 feet, provided that in the case of existing single family residences, the area to be revegetated shall not be more than 15 feet..
- b. Any over-water structures that do not serve a permitted water dependent or public access use shall be removed, and any over-water structure that does not meet dimensional standards of this program shall be altered to conform.
- c. Bulkheads not conforming to the provision of this code shall be replaced with conforming bulkheads in accordance with standards for new bulkheads.

## H. Full Compliance Alteration of Nonconforming Structure or Site

1. Substantial alteration or redevelopment shall be defined as alteration or renovation of any structure, or making other improvements, that result in any of the following:

- a. Expansion of floor area by 25 percent or more, or the expansion of impervious surface by 25 percent or more; or
- b. Remodeling or renovation equal to or exceeding 50 percent of the value of the existing structures or improvements, excluding plumbing and mechanical systems.

2. Such substantial reconstruction shall be considered the same as new construction and shall fully comply with the provisions of this code.

Rationale: We have removed the cost trigger for partial compliance below the 50% threshold because we believe that it would not be clear to the public and not regarded as fair to impose a partial compliance requirement for work could consist of interior remodels. We believe that the expansion of structures is more intuitively obvious connection with needed improvements. The 50% threshold for value is the standard used in the current code in RMC 4-10-050 and RMC 4-10-060.